

ERI-CR5-3.08
 MODEL: CLK_R/W_PERKINS_AVE (RIS) - Plan 1 [Sheet] PAPER: 34x22 (in) DATE: 3/23/2026 TIME: 11:54:31 AM PLOT: PLOT_OHIO07_PDF.plt USER: jim.jordan@ohm-advisors.com WORKSPACE: OHIO07CE02_WORSET.120542_PRODUCT: OhmRoadDesigner 24.00.00.205
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I, Branden V. Battig, P.S. have conducted a survey of the existing conditions for the Ohio Department of Transportation May, 2025. The results of that survey are contained herein. See the Survey Parameters note affixed to these plans for the horizontal and vertical survey parameters used for this project. As a part of this project, I have reestablished the locations of the existing boundary lines, the existing centerline of Right of Way and the existing Right of Way limits as necessary for the property takes contained herein. As a part of this project I have established the proposed boundary lines, calculated the Gross Take, present road occupied (PRO), Net Take and Net Residue herein. As a part of this work, right of way monuments will be set at the locations shown herein per the Memorandum of Understanding between the Board of Registration for Engineers and Surveyors and the Ohio Department of Transportation dated 9-22-2010. Utilities are shown as found on these sites in response to OUPPS tickets #A512603042-00A, A512603059-00A, A512603068-00A, A512603073-00A, A512603081-00A, and A512603091-00A, dated 05/06/2025. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words "I and my" as used herein are to mean that either myself or someone working under my direct supervision.

SURVEYORS SEAL

CENTERLINE PLAT

ERI-CR 5-3.08

ERIE COUNTY
CITY OF SANDUSKY, PERKINS TOWNSHIP
SECTION 2, LOT NOS. 35, 39, 45 AND 46
T-6-N, R-23-W



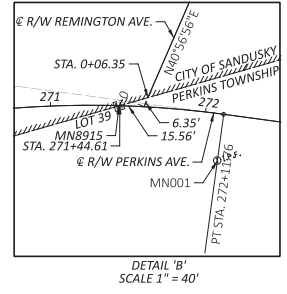
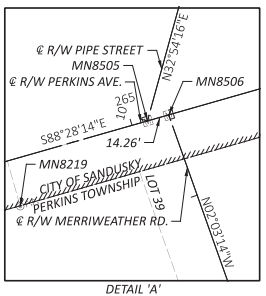
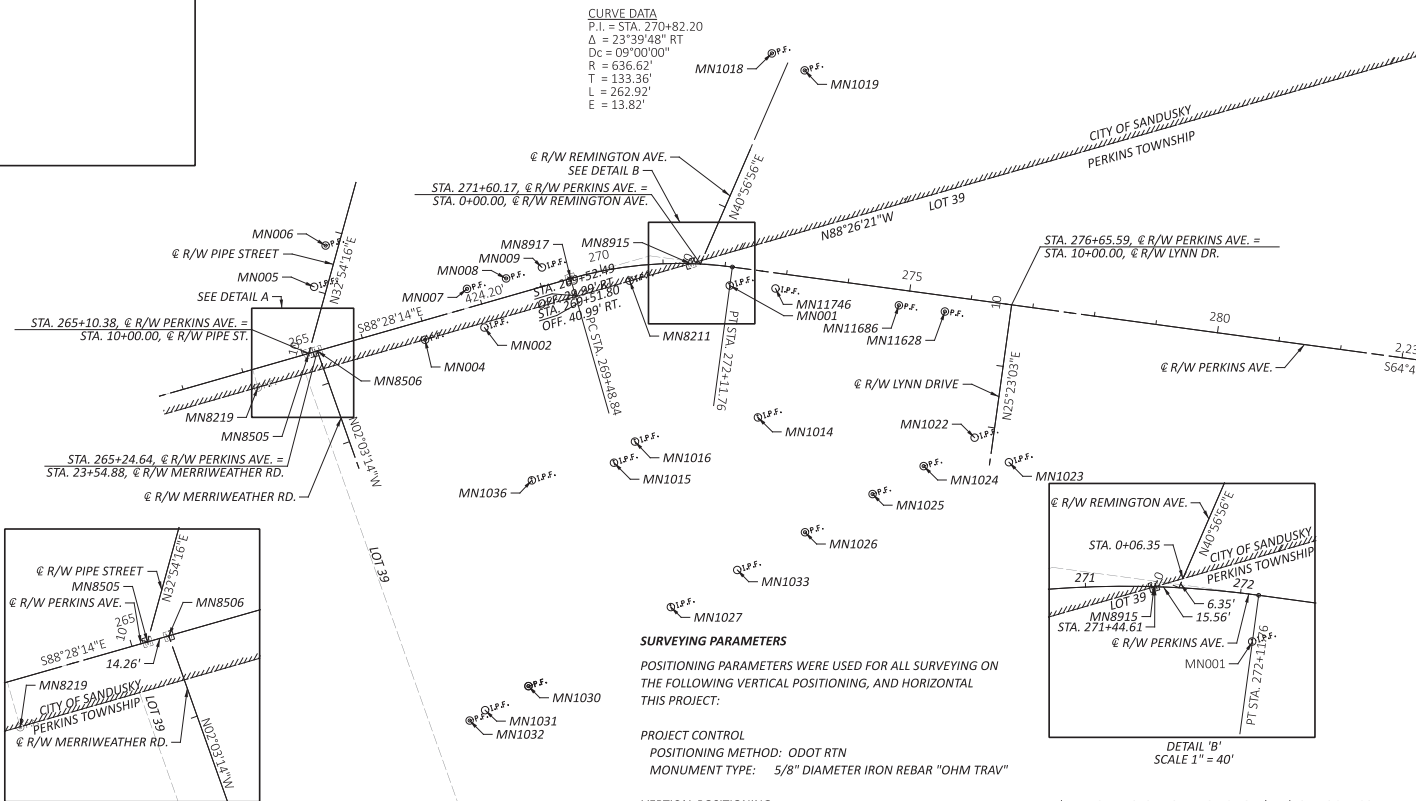
NOTE: THE CENTERLINE OF RIGHT-OF-WAY AND RIGHT-OF-WAY LIMITS WERE ESTABLISHED USING THE FOLLOWING PLANS:

ERI-CR 5-2.85 E. PERKINS AVENUE (CITY OF SANDUSKY)
ERI-PERKINS TOWNSHIP SRTS (PERKINS TOWNSHIP)

THE STATIONING FOR PERKINS AVENUE WAS ESTABLISHED BY HOLDING THE POINT OF CURVATURE OF PERKINS AVENUE EAST OF MERRIWEATHER ROAD AS STA. 269+48.84 PER ERI-CR 5-2.85

- OTHER REFERENCES
- ERIE COUNTY AUDITOR TAX MAPS
ERIE COUNTY SURVEY RECORDS
- PB 1 PG 32 - JOHN W LIPP SUBDIVISION
 - PB 13 PG 37 - HERMAN H. SEHLMAYER'S SUBDIVISION
 - PB 17 PG 49 - MEADOWOOD SUBDIVISION PLAT ONE
 - PB 22 PG 11 - FOXBOUROUGH COMMONS SUBDIVISION NO. 1
 - PB 22 PG 80 - SELHAN CORP SUBDIVISION NO. 2

- ERIE COUNTY ENGINEER PRIVATE SURVEY RECORDS
- PERKINS 2 PERKINS AVE 0014
 - PERKINS 2 PERKINS AVE 0020
 - PERKINS 2 PERKINS AVE 0030
 - PERKINS 2 PERKINS AVE 0033
 - PERKINS 2 PERKINS AVE 0035
 - PERKINS 2 PERKINS AVE 0046
 - PERKINS 2 PERKINS AVE 0054
 - PERKINS 2 PERKINS AVE 0060
 - PERKINS 2 PERKINS AVE 0069
 - PERKINS 2 STRUB RD 0003



SURVEYING PARAMETERS
 POSITIONING PARAMETERS WERE USED FOR ALL SURVEYING ON THE FOLLOWING VERTICAL POSITIONING, AND HORIZONTAL THIS PROJECT:

PROJECT CONTROL
 POSITIONING METHOD: ODOT RTN
 MONUMENT TYPE: 5/8" DIAMETER IRON REBAR "OHM TRAV"

VERTICAL POSITIONING
 ORTHOMETRIC HEIGHT DATUM: NAVD88
 GEOID: GEOID 18

HORIZONTAL POSITIONING
 REFERENCE FRAME: NAD83 (2011 AD), 2010.0
 ELLIPSOID: GRS80
 COORDINATE SYSTEM: ODOT OCCS - ERIE COUNTY LDP
 PROJECTION: LAMBERT CONFORMAL CONIC 1 PARRALLEL
 CENTRAL LATITUDE: N 41°24'00"
 CENTRAL LONGITUDE: E 277°27'00"
 FALSE NORTHING: 100000 METERS
 FALSE EASTING: 50000 METERS
 SCALE FACTOR: 1.000027

*THE LOW DISTORTION PROJECTION (LDP) IS A LOCAL COUNTY PROJECTION DEVELOPED BY O.D.O.T. THE DISTORTION BETWEEN GROUND AND GRID IS SO MINIMAL THAT THERE IS NO NEED FOR A SCALE FACTOR TO ADJUST BETWEEN GRID AND GROUND COORDINATES. CONTACT THE DISTRICT SURVEY DEPARTMENT FOR FURTHER INFORMATION OR QUESTIONS.

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

UNITS ARE IN U.S. SURVEY FEET.

BASIS FOR BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS CUSTOM ODOT LOW DISTORTION PROJECTION - ERIE COUNTY.

- MONUMENT LEGEND**
- EXISTING R/W MONUMENT BOX
 - PROPOSED R/W MONUMENT BOX
 - ⊗ EXISTING CONCRETE MONUMENT
 - PROPOSED CONCRETE MONUMENT
 - ⚡ RAILROAD SPIKE FOUND
 - ⚡ RAILROAD SPIKE SET
 - ⊙ IRON PIN FOUND
 - ⊙ IRON PIN FOUND W/ ID CAP
 - ⊙ IRON PIN SET W/ ID CAP
 - ⊙ IRON PIPE FOUND
 - ⊙ IRON PIPE SET
 - ⊙ P.K. NAIL FOUND
 - ⊙ P.K. NAIL SET

RECEIVED	_____	20
RECORDED	_____	20
BOOK	_____	PAGE _____

COUNTY RECORDER

HORIZONTAL SCALE IN FEET
 0 100 200

CENTERLINE PLAT (SHEET 1 OF 3)
 ERI-CR5-3.08

DESIGN AGENCY

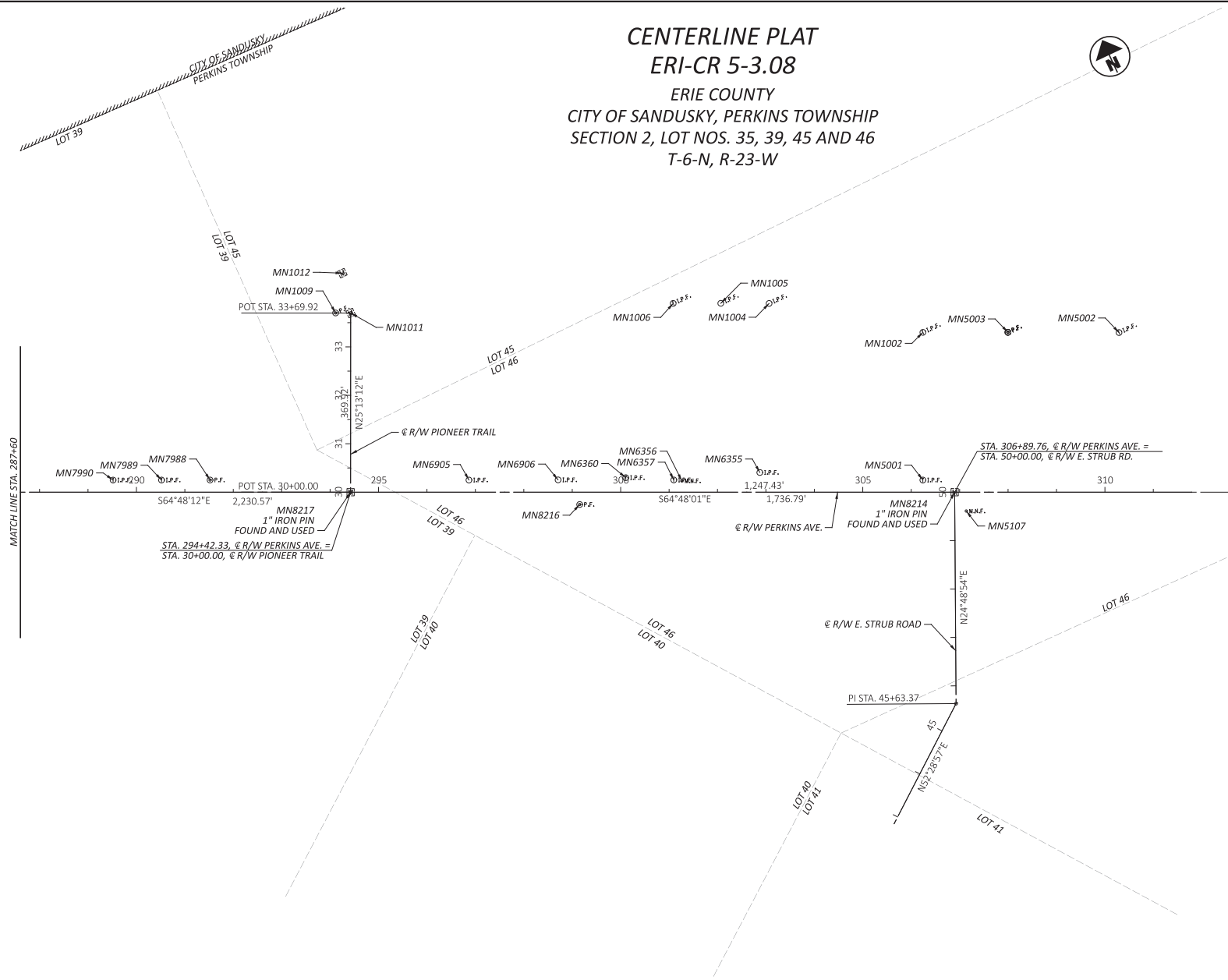
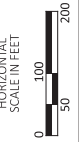
DESIGNER
 JJ

REVIEWER
 BB/RK 03/30/26

PROJECT ID
 120542

SUBSET	TOTAL
RW.2	32

CENTERLINE PLAT
ERI-CR 5-3.08
 ERIE COUNTY
 CITY OF SANDUSKY, PERKINS TOWNSHIP
 SECTION 2, LOT NOS. 35, 39, 45 AND 46
 T-6-N, R-23-W



- MONUMENT LEGEND**
- ▣ EXISTING R/W MONUMENT BOX
 - ◻ PROPOSED R/W MONUMENT BOX
 - ⊙ EXISTING CONCRETE MONUMENT
 - PROPOSED CONCRETE MONUMENT
 - ⚡ RAILROAD SPIKE FOUND
 - ⚡ RAILROAD SPIKE SET
 - I.P.F. IRON PIN FOUND
 - I.P.F. IRON PIN FOUND W/ ID CAP
 - I.P.S. IRON PIN SET W/ ID CAP
 - I.P.F. IRON PIPE FOUND
 - I.P.F. IRON PIPE SET
 - P.K. P.K. NAIL FOUND
 - P.K. P.K. NAIL SET
 - M.N.F. MAG NAIL FOUND

RECEIVED _____, 20__	PROJECT ID
RECORDED _____, 20__	120542
BOOK _____ PAGE _____	SUBSET TOTAL
	RW.3 32
COUNTY RECORDER	

ERI-CR5-3.08 - PERKINS SIDEWALK (PID 120542)										
PROJECT GRID COORDINATES - US SURVEY FEET						EXISTING MONUMENTATION CENTERLINE OF RIGHT OF WAY		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED
POINT #	STATION	OFFSET (FT.)	RT/LT	ALIGNMENT	NORTHING (ft)	EASTING (ft)	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
MN8219	284+16.52	30.36	RT	R/W E. PERKINS AVE.	339953.874	128106.348	MONBOX - 1" IPIN FD.			
MN8505	285+10.38	0.00	CL	R/W E. PERKINS AVE.	339981.721	128200.885	MONBOX - 1" IPIN FD.			
MN8506	285+24.64	0.00	CL	R/W E. PERKINS AVE.	339981.291	128215.242	MONBOX - 1" IPIN FD.			
MN005	285+48.08	101.77	LT	R/W E. PERKINS AVE.	340081.446	128241.355	1/2" IPIPE FD.			
MN006	285+84.17	160.62	LT	R/W E. PERKINS AVE.	340139.313	128278.999	1/2" IPIPE FD.			
MN1032	285+96.91	638.49	RT	R/W E. PERKINS AVE.	339340.145	128270.416	IPIPE FD.			
MN1031	286+25.49	630.31	RT	R/W E. PERKINS AVE.	339346.563	128299.228	IPIPE FD.			
MN004	286+96.47	30.32	RT	R/W E. PERKINS AVE.	339946.446	128386.199	1/2" IPIPE FD.			1
MN1030	287+02.98	612.22	RT	R/W E. PERKINS AVE.	339364.578	128377.180	1" IPIPE OD FD.			
MN1029	287+03.45	612.27	RT	R/W E. PERKINS AVE.	339364.512	128377.642	2" IPIPE OD FD.			
MN007	287+83.88	28.76	RT	R/W E. PERKINS AVE.	340004.359	128475.184	1" IPIPE FD.			
MN002	287+93.75	37.61	RT	R/W E. PERKINS AVE.	339936.563	128483.248	1/2" IPIPE FD.			1
MN1036	287+99.55	295.19	RT	R/W E. PERKINS AVE.	339678.914	128482.177	1/2" IPID FD, "HANCOCK"			
MN008	288+49.05	28.76	LT	R/W E. PERKINS AVE.	340001.436	128540.298	1" IPIPE: BENT SOUTH FD.			
MN009	289+08.37	29.93	LT	R/W E. PERKINS AVE.	340000.990	128600.631	1/2" IPIN FD.			
MN1015	289+34.49	304.27	RT	R/W E. PERKINS AVE.	339666.245	128616.821	1/2" IPID FD.			
MN8917	289+48.84	0.00	CL	R/W E. PERKINS AVE.	339970.016	128639.289	MONBOX - 1" IPIN FD.			
MN1016	289+89.29	279.74	RT	R/W E. PERKINS AVE.	339688.546	128659.280	1/2" IPID FD, "HARTUNG 5667"			
MN1027	270+26.21	552.30	RT	R/W E. PERKINS AVE.	339417.025	128634.360	1" IPID FD, "HARTUNG S-5667"			
MN8211	270+43.03	22.60	RT	R/W E. PERKINS AVE.	339938.242	128728.970	IPID FD, "BRAMHALL CONTROL"			1
MN8915	271+44.02	0.00	CL	R/W E. PERKINS AVE.	339935.078	128830.543	MONBOX - 1" IPIN FD.			
MN001	272+11.63	30.06	RT	R/W E. PERKINS AVE.	339882.372	128880.307	1/2" IPID FD - "HARTUNG 5667" INSCRIBED IN ORANGE CAP			1
MN1018	272+28.80	349.39	LT	R/W E. PERKINS AVE.	340218.490	129057.219	1" IPIPE FD.			
MN1019	272+84.58	328.45	LT	R/W E. PERKINS AVE.	340176.610	129099.385	1/2" IPIPE FD.			
MN1033	272+85.02	482.28	RT	R/W E. PERKINS AVE.	339441.930	128754.206	1/2" IPIN FD.			
MN1014	272+85.04	234.39	RT	R/W E. PERKINS AVE.	339666.226	128859.760	1/2" IPID FD, "HARTUNG 5667"			
MN1146	272+85.23	24.89	RT	R/W E. PERKINS AVE.	339855.712	128949.123	1/2" IPIN FD.			1
MN1026	273+84.98	407.48	RT	R/W E. PERKINS AVE.	339467.061	128876.501	1" IPIPE FD.			
MN1025	274+84.55	331.94	RT	R/W E. PERKINS AVE.	339493.026	128998.755	1" IPIPE FD.			
MN11696	274+85.78	25.05	RT	R/W E. PERKINS AVE.	339770.166	129130.515	1/2" IPIPE FD.			1
MN1024	275+60.03	278.27	RT	R/W E. PERKINS AVE.	339511.258	129090.751	1" IPIPE FD.			
MN11628	275+60.50	25.05	RT	R/W E. PERKINS AVE.	339738.377	129198.134	1/2" IPIPE FD.			1
MN1022	276+35.18	219.88	RT	R/W E. PERKINS AVE.	339530.294	129182.761	1" IPIN FD.			
MN1023	276+95.24	251.65	RT	R/W E. PERKINS AVE.	339475.972	129223.581	1" IPIN FD.			
MN7990	289+51.82	25.03	LT	R/W E. PERKINS AVE.	339191.368	130478.392	IPID FD.			1
MN7989	290+51.84	25.04	LT	R/W E. PERKINS AVE.	339148.798	130568.896	IPID FD, "HANCOCK & ASSOC"			1
MN7988	291+52.13	25.15	LT	R/W E. PERKINS AVE.	339106.205	130659.693	IPIPE FD, "PINCHED TOP"			1
MN1009	294+11.34	370.12	LT	R/W E. PERKINS AVE.	339307.998	131041.102	1/2" IPIPE FD.			
MN1012	294+25.30	452.32	LT	R/W E. PERKINS AVE.	339376.434	131088.728	MONBOX - 1" IPIN FD.			
MN8217	294+42.33	0.00	CL	R/W E. PERKINS AVE.	33959.699	130911.574	MONBOX - 1" IPIN FD.			
MN1011	294+42.55	369.95	LT	R/W E. PERKINS AVE.	339294.553	131068.286	MONBOX - 1" IPIN FD.			
MN6905	296+86.66	25.06	LT	R/W E. PERKINS AVE.	338878.533	131143.338	1/2" IPIN FD.			1
MN6906	298+70.78	25.41	LT	R/W E. PERKINS AVE.	338800.468	131310.060	IPIN FD.			
MN8216	299+15.35	25.47	RT	R/W E. PERKINS AVE.	338735.453	131328.731	1.5" IPIPE FD.			
MN6360	300+10.54	29.97	LT	R/W E. PERKINS AVE.	338745.089	131438.461	IPID FD.			1
MN1006	301+08.50	389.87	LT	R/W E. PERKINS AVE.	339029.030	131680.339	1/2" IPID FD, "J DURKIN 6721"			
MN6357	301+09.70	25.28	LT	R/W E. PERKINS AVE.	338898.626	131528.190	IPID FD - "J DURKIN - RS 6721" INSCRIBED			1
MN6356	301+26.31	23.46	LT	R/W E. PERKINS AVE.	338689.904	131540.440	MAG FD.			1
MN1005	302+06.79	390.07	LT	R/W E. PERKINS AVE.	338987.363	131769.360	1/2" IPIN FD.			
MN6355	302+87.34	40.66	LT	R/W E. PERKINS AVE.	338636.911	131893.473	1/2" IPIN FD.			1
MN1004	303+06.54	389.79	LT	R/W E. PERKINS AVE.	338944.632	131859.452	1/2" IPIN FD.			
MN5001	306+24.03	25.06	LT	R/W E. PERKINS AVE.	338479.434	131991.477	1/2" IPID FD, "BARHARGOLU"			1
MN1002	306+24.08	330.02	LT	R/W E. PERKINS AVE.	338755.356	132121.367	1/2" IPID FD.			
MN8214	306+89.76	0.00	CL	R/W E. PERKINS AVE.	338428.777	132040.278	MONBOX W/ IPIN - 1" IPIN FD.			
MN5107	307+13.70	38.90	RT	R/W E. PERKINS AVE.	338383.388	132045.383	MAG FD.			1
MN1003	307+99.73	330.17	LT	R/W E. PERKINS AVE.	338680.702	132280.361	IPIPE FD.			
MN1007	307+99.73	330.17	LT	R/W E. PERKINS AVE.	338680.702	132280.361	IPIPE FD.			
MN5003	307+99.73	330.17	LT	R/W E. PERKINS AVE.	338680.702	132280.361	1" IPIPE FD.			
MN5002	310+29.11	329.64	LT	R/W E. PERKINS AVE.	338582.557	132487.689	1/2" IPID FD, "HANCOCK"			
TOTAL								0	0	18

ERI-CR5-3.08 - PERKINS SIDEWALK (PID 120542)										
PROJECT GRID COORDINATES - US SURVEY FEET						PROPOSED MONUMENTATION CENTERLINE OF RIGHT OF WAY		MONUMENTS TO BE SET DURING CONSTRUCTION		R/W MON. EXPECTED TO BE DISTURBED
POINT #	STATION	OFFSET (FT.)	RT/LT	ALIGNMENT	NORTHING (ft)	EASTING (ft)	DESCRIPTION	MON. ASSY. (623 TYPE C)	REF. MON. (623 TYPE A)	R/W MON. (623 TYPE B)
RW10	265+57.27	41.00	RT	R/W E. PERKINS AVE.	339939.484	128246.761	IRON PIN WITH ID CAP SET			
RW11	265+97.64	41.00	RT	R/W E. PERKINS AVE.	339938.407	128287.121	IRON PIN WITH ID CAP SET			
RW12	266+96.59	41.00	RT	R/W E. PERKINS AVE.	339935.766	128386.033	IRON PIN WITH ID CAP SET			
RW13	267+96.83	41.00	RT	R/W E. PERKINS AVE.	339933.090	128486.240	IRON PIN WITH ID CAP SET			
RW14	269+51.80	40.99	RT	R/W E. PERKINS AVE.	339928.960	128640.933	IRON PIN WITH ID CAP SET			
RW15	269+94.88	46.23	RT	R/W E. PERKINS AVE.	339921.091	128680.623	IRON PIN WITH ID CAP SET			
RW16	271+56.55	40.87	RT	R/W E. PERKINS AVE.	339892.510	128828.181	IRON PIN WITH ID CAP SET			1
RW17	272+85.23	34.00	RT	R/W E. PERKINS AVE.	339847.470	128945.241	IRON PIN WITH ID CAP SET			1
RW18	273+86.20	34.00	RT	R/W E. PERKINS AVE.	339804.483	129036.607	IRON PIN WITH ID CAP SET			1
RW19	274+85.74	34.00	RT	R/W E. PERKINS AVE.	339762.107	129126.674	IRON PIN WITH ID CAP SET			1
RW20	275+60.49	34.00	RT	R/W E. PERKINS AVE.	339730.286	129194.308	IRON PIN WITH ID CAP SET			1
RW21	276+35.48	34.00	RT	R/W E. PERKINS AVE.	339698.361	129262.161	IRON PIN WITH ID CAP SET			1
RW31	301+09.67	34.00	LT	R/W E. PERKINS AVE.	338706.527	131529.876	IRON PIN WITH ID CAP SET			1
RW32	302+88.87	34.00	LT	R/W E. PERKINS AVE.	338630.227	131692.026	IRON PIN WITH ID CAP SET			
RW33	303+89.17	34.00	LT	R/W E. PERKINS AVE.	338587.525	131782.772	IRON PIN WITH ID CAP SET			
RW34	306+24.03	34.00	LT	R/W E. PERKINS AVE.	338487.525	131995.286	IRON PIN WITH ID CAP SET			
RW35	306+63.22	34.00	LT	R/W E. PERKINS AVE.	338470.841	132030.740	IRON PIN WITH ID CAP SET			
RW36	306+88.22	34.00	LT	R/W E. PERKINS AVE.	338460.197	132053.361	IRON PIN WITH ID CAP SET			
RW37	306+88.22	25.00	LT	R/W E. PERKINS AVE.	338452.053	132049.529	IRON PIN WITH ID CAP SET			
TOTAL PROPOSED MONUMENT TABLE								0	0	7
TOTAL EXISTING MONUMENT TABLE								0	0	18
QUANTITY CARRIED TO GENERAL SUMMARY								0	0	25

COORDINATE TABLE									
PROJECT CONTROL POINTS									
POINT	STATION (CL R/W)	OFFSET (FT)	LT/RT	NORTHING	EASTING	ELEVATION	FEATURE	DESCRIPTION	
CP100	306+31.42 CL R/W PERKINS AVE.	29.55	LT	338480.354	132000.077	585.36	IPINS	3/8" Iron Rebar Set "OHM TRAV"	
CP101	300+10.54 CL R/W PERKINS AVE.	29.97	LT	338745.089	131438.461	585.10	IPID	Iron Pipe Found "Bahargalou"	
CP102	291+76.61 CL R/W PERKINS AVE.	36.40	RT	339040.085	130655.636	585.98	IPINS	3/8" Iron Rebar Set "OHM TRAV"	
CP103	285+63.13 CL R/W PERKINS AVE.	24.93	LT	339356.758	130126.64	586.11	IPINS	3/8" Iron Rebar Set "OHM TRAV"	
CP104	279+30.24 CL R/W PERKINS AVE.	21.81	LT	339623.369	129552.638	586.65	IPINS	3/8" Iron Rebar Set "OHM TRAV"	
CP105	271+39.93 CL R/W PERKINS AVE.	40.67	LT	339974.913	128839.757	586.24	IPINS	3/8" Iron Rebar Set "OHM TRAV"	
CP106	264+55.04 CL R/W PERKINS AVE.	17.73	RT	339965.471	128145.192	589.35	IPINS	3/8" Iron Rebar Set "OHM TRAV"	
PROJECT BENCH MARKS									
BM200	302+35.19 CL R/W PERKINS AVE.	26.65	RT	338598.204	131617.631	586.54	BM	E Bolt on Hydrant near 2012 E Perkins Ave	
BM201	298+00.13 CL R/W PERKINS AVE.	22.34	RT	338787.343	131225.807	586.50	BM	E Bolt on Hydrant near 1917 E Perkins Ave	
BM202	292+61.10 CL R/W PERKINS AVE.	25.34	RT	339014.124	130736.796	587.01	BM	NE Bolt on Hydrant near 1810 E Perkins Ave	
BM203	287+22.06 CL R/W PERKINS AVE.	22.45	RT	339246.225	130250.273	587.82	BM	E Bolt on Hydrant near 1706 E Perkins Ave	
BM204	281+88.94 CL R/W PERKINS AVE.	21.39	RT	339474.142	129768.332	587.40	BM	NE Bolt on Hydrant near 1604 E Perkins Ave	
BM205	271+93.17 CL R/W PERKINS AVE.	27.12	RT	339892.333	128865.463	588.83	BM	N Bolt on Hydrant near 1406 E Perkins Ave	
BM206	265+97.88 CL R/W PERKINS AVE.	31.11	RT	339948.287	128287.628	589.51	BM	N Bolt on Hydrant near 1318 E Perkins Ave	

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THIS TABLE, REQUIRE PRIOR APPROVAL FROM THE DISTRICT REAL ESTATE ADMINISTRATOR OF THE OHIO DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR MONUMENT ASSEMBLIES, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1.

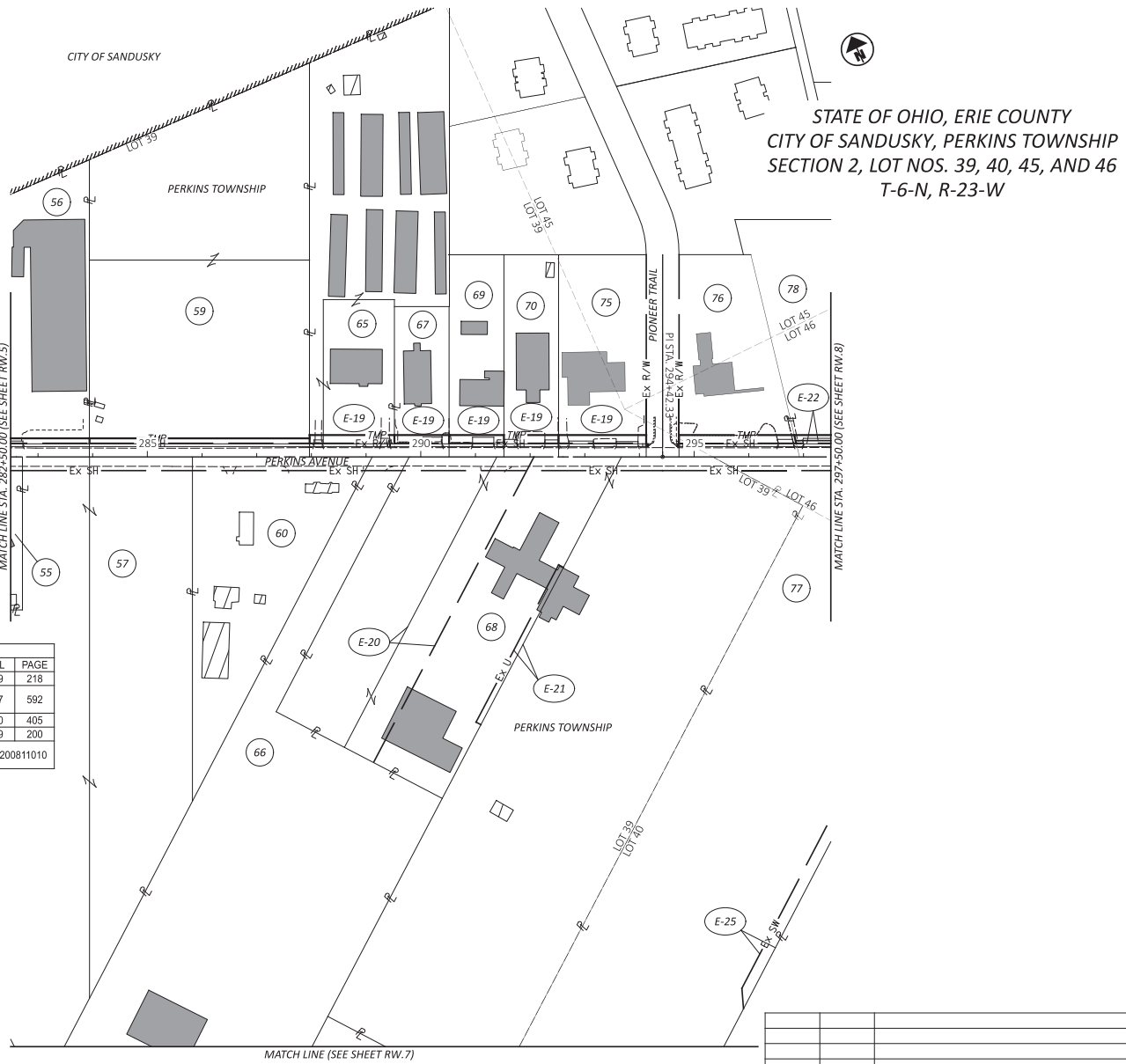
RECEIVED _____, 20____
 RECORDED _____, 20____
 BOOK _____ PAGE _____
 COUNTY RECORDER

DESIGN AGENCY

 DESIGNER
 JJ
 REVIEWER
 JB/RK 03/30/26
 PROJECT ID
 120542
 SUBSET
 RW.4
 32

Parcel #	OWNERSHIP NAME	Auditor's Number	Area (AC.)
55	PERKINS AVENUE LIMITED PARTNERSHIP	32-03398.001	0.7400
		32-03398.004	0.3700
56	KOCH-PERKINS, LTD., AN OHIO LIMITED LIABILITY COMPANY	32-01977.000	1.9200
57	ONE PERKINS PLACE LTD., AN OHIO LIMITED LIABILITY COMPANY	32-03398.000	7.4300
		32-04269.000	4.0074
59	RANDALL G. KOCH, MARRIED	32-01982.000	3.2895
60	DAVID J. MULVIN AND MARSHA A. MULVIN	32-01982.001	2.3495
65	M L POULOS, LTD., A LIMITED LIABILITY COMPANY	32-04270.000	2.3600
		32-02061.000	3.0448
66	CORSO REALTY, INC., AN OHIO CORPORATION	32-02061.001	0.7843
		32-04632.500	21.7637
		32-00725.000	0.6545
		32-00724.000	0.6600
		32-04634.000	2.0000
		32-04634.500	5.3500
		32-00731.000	0.1770
67	T PROPERTIES GROUP LLC	32-01990.000	0.1800
		32-02690.000	0.5739
68	THE CALVARY BAPTIST CHURCH INDEPENDENT	32-04632.001	1.8237
		32-68003.000	3.0200
69	BACK BAY PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY	32-03242.000	10.0000
		32-02112.000	0.8491
70	DORIS A. MCGOOKY, TRUSTEE OF THE MCGOOKY FAMILY TRUST DATED SEPTEMBER 13, 2019	32-02322.000	0.8500
75	297 PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY	32-02691.000	1.3490
76	1907 EAST PERKINS AVENUE, LTD.	32-00647.000	1.4945
77	PFG PLAZA LLC, AN OHIO LIMITED LIABILITY COMPANY	32-03994.000	10.0912
78	MAP FOOD & GAS, INC., AN OHIO CORPORATION	32-01444.000	1.7400

EASEMENT LIST						
I.D.	EASEMENTS OWNER NAME	TYPE	WIDTH	WITHIN ACQUISITION	VOL	PAGE
E19	OHIO FUEL GAS COMPANY	GAS	BLANKET	YES	229	218
E20	JOSEPH A. CORSO AND MICHAEL J. CORSO	INGRESS/EGRESS	60'	NO	547	592
E21	OHIO EDISON COMPANY	ELECTRIC	10'	NO	550	405
E22	THE OHIO FUEL GAS COMPANY	GAS	BLANKET	YES	229	200
E25	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY/STORM	0.6251 AC	NO	RN 200811010	



STATE OF OHIO, ERIE COUNTY
 CITY OF SANDUSKY, PERKINS TOWNSHIP
 SECTION 2, LOT NOS. 39, 40, 45, AND 46
 T-6-N, R-23-W



PROPERTY MAP (SHEET 2 OF 5)
 ERI-CR5-3.08

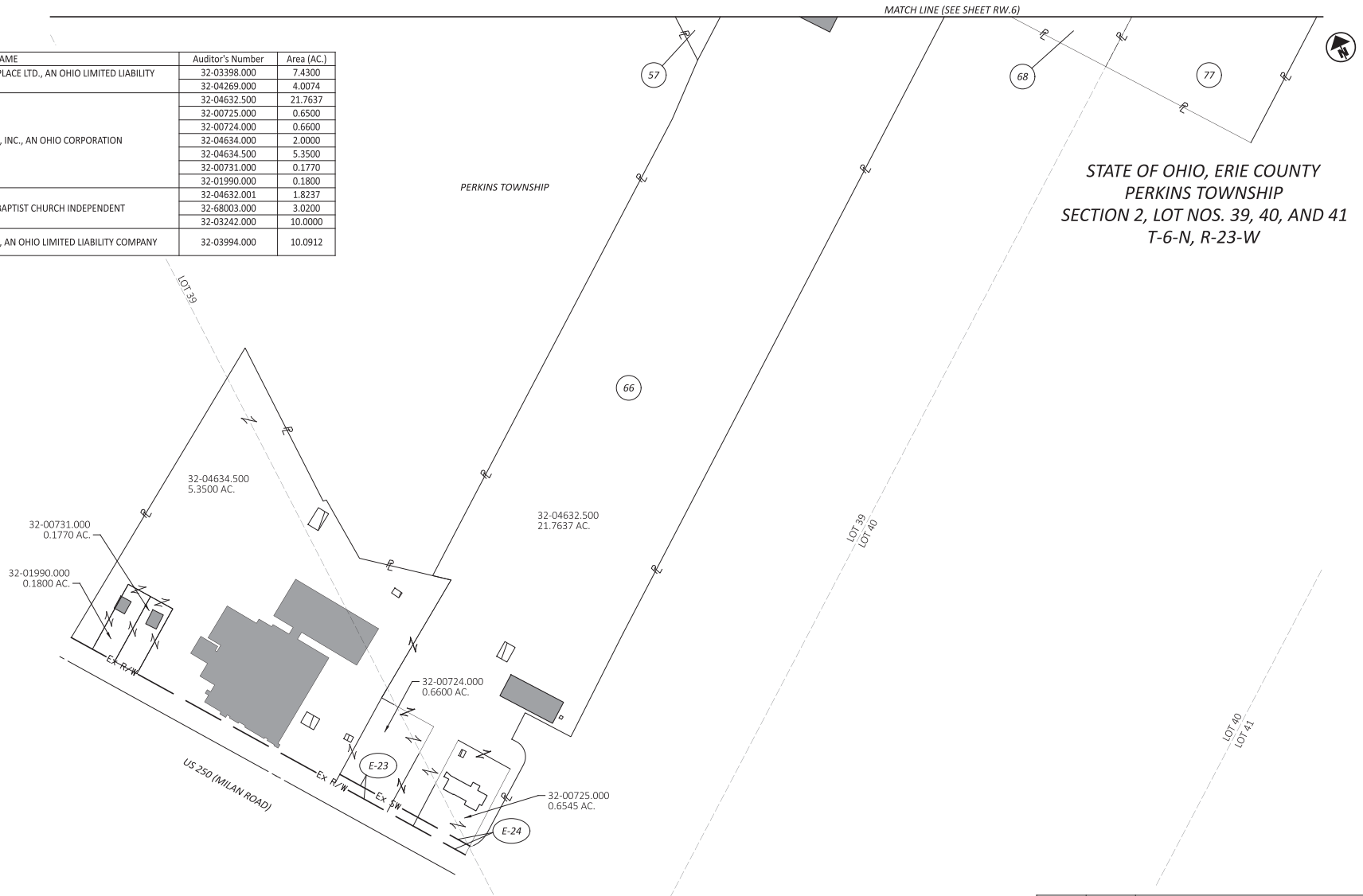
DESIGN AGENCY

 DESIGNER
 JJ
 REVIEWER
 BB/RK 03/30/26
 PROJECT ID
 120542
 SUBSET TOTAL
 RW.6 32

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		03/30/26

ERI-CR5-3.08
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Parcel #	OWNERSHIP NAME	Auditor's Number	Area (AC.)
57	ONE PERKINS PLACE LTD., AN OHIO LIMITED LIABILITY COMPANY	32-03398.000	7.4300
		32-04269.000	4.0074
66	CORSO REALTY, INC., AN OHIO CORPORATION	32-04632.500	21.7637
		32-00725.000	0.6500
		32-00724.000	0.6600
		32-04634.000	2.0000
		32-04634.500	5.3500
		32-00731.000	0.1770
		32-01990.000	0.1800
68	THE CALVARY BAPTIST CHURCH INDEPENDENT	32-04632.001	1.8237
		32-68003.000	3.0200
		32-03242.000	10.0000
77	PGF PLAZA LLC, AN OHIO LIMITED LIABILITY COMPANY	32-03994.000	10.0912



PROPERTY MAP (SHEET 3 OF 5)
 ERI-CR5-3.08

DESIGN AGENCY

DESIGNER
JJ

REVIEWER
BB/RK 03/30/26

PROJECT ID
120542

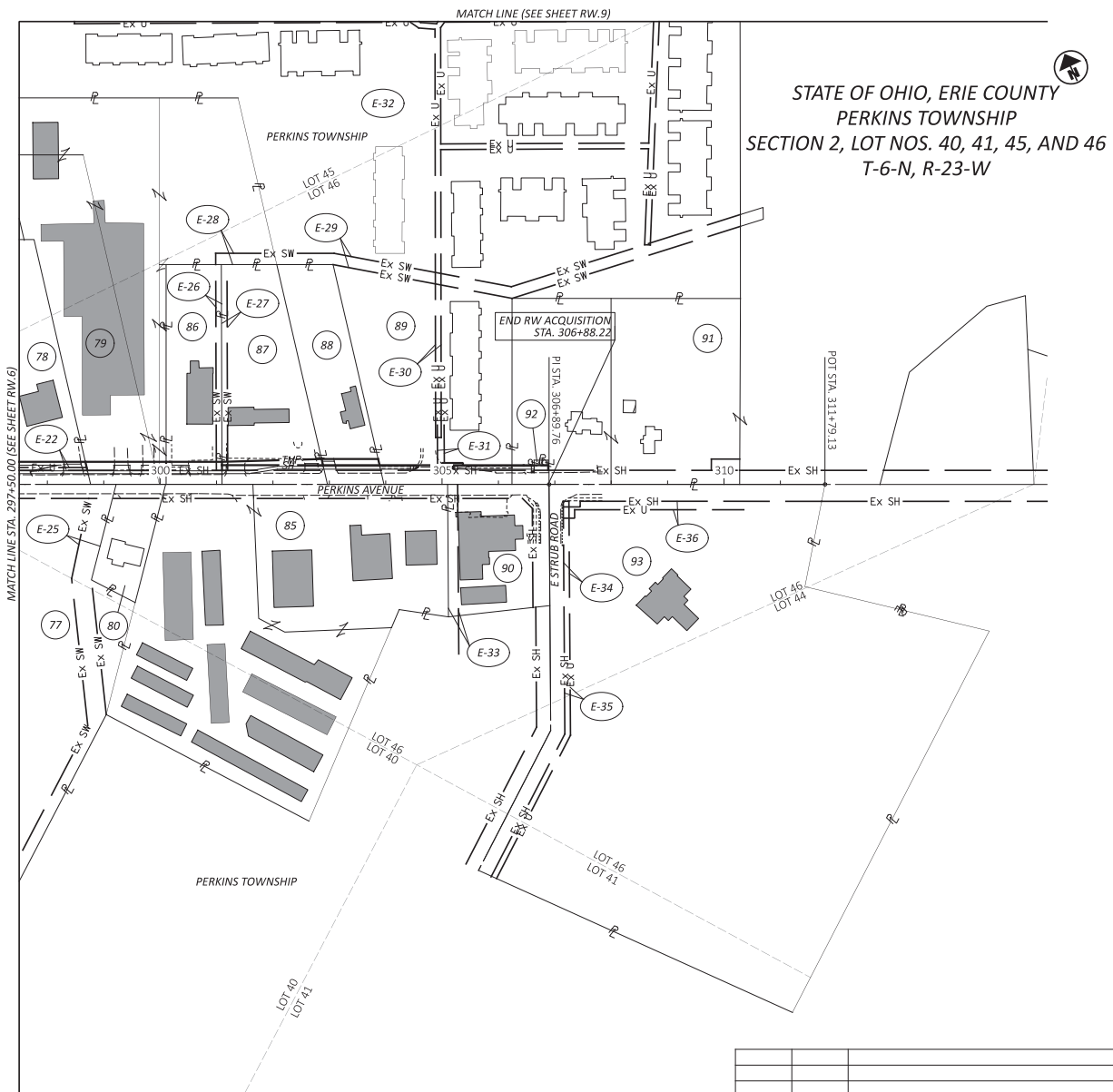
SUBSET TOTAL
RW.7 32

EASEMENT LIST						
I.D.	EASEMENTS OWNER NAME	TYPE	WIDTH	WITHIN ACQUISITION	VOL	PAGE
E23	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY	0.0503 AC	NO	RN 200811011	
E24	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY	0.0503 AC	NO	RN 200811012	

REV. BY	DATE	DESCRIPTION
DATE COMPLETED 03/30/26		

Parcel #	OWNERSHIP NAME	Auditor's Number	Area (AC.)
77	PFG PLAZA LLC, AN OHIO LIMITED LIABILITY COMPANY	32-03994.000	10.0912
78	MAP FOOD & GAS, INC., AN OHIO CORPORATION	32-01444.000	1.7400
79	AHERN BROTHERS, LLC, AN OHIO LIMITED LIABILITY COMPANY	32-00021.000	1.6100
		32-00021.001	1.5200
		32-04680.004	0.1074
		32-04680.000	1.1946
80	JOANNE C. TOLL, TRUSTEE OF THE AMENDED AND RESTATED DECLARATION OF TRUST OF JOANNE C. TOLL DATED 7/24/03	32-03142.000	0.3800
85	EDWARD H. TOLL AS TRUSTEE OF TRUST A OF THE TRUST AGREEMENT OF EDWARD P. TOLL DATED 7/27/95 AND AMENDED 3/22/99	32-04612.000	3.6724
		32-04612.001	1.9436
86	DNB INVESTMENT PROPERTIES LLC	32-04680.001	0.8947
87	IGNAZIO AND ROSALIA SPADARO, HUSBAND AND WIFE FOR THEIR JOINT LIVES	32-04680.002	1.2800
88	SJC MANAGEMENT GROUP, LLC	32-04627.000	0.8900
89	REDWOOD SANDUSKY EAST PERKINS AVENUE OH P1 LLC, AN OHIO LIMITED LIABILITY COMPANY	32-04679.000	31.1024
		57-04896.000	9.4209
90	B & K ERIE PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY	32-04608.000	0.9300
91	JOANNE C. TOLL, TRUSTEE OF THE AMENDED AND RESTATED DECLARATION OF TRUST OF JOANNE C. TOLL, DATED 7/24/03	32-03642.000	1.3368
		32-03647.000	1.7226
		32-03652.002	25.6133
92	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	32-03642.001	0.0103
93	CIVISTA BANK, AN OHIO BANKING CORPORATION	32-03650.000	11.9399

EASEMENT LIST						
ID.	EASEMENTS OWNER NAME	TYPE	WIDTH	WITHIN ACQUISITION	VOL	PAGE
E22	THE OHIO FUEL GAS COMPANY	GAS	BLANKET	YES	229	200
E25	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY/STORM	0.6251 AC	NO	RN 200811010	
E26	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY	10'	YES	RN 200809333	
E27	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY	10'	YES	RN 200807509	
E28	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY	20'	YES	RN 200805797	
E29	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	SANITARY	20'	YES	RN 200805798	
E30	COLUMBIA GAS OF OHIO, INC.	GAS	10'	NO	RN 202403396	
E31	ERIE COUNTY CABLEVISION, INC. DBA BUCKEYE BROADBAND, AN OHIO CORPORATION	TELECOM	12'	YES	RN 202401613	
E32	FIRSTENERGY, CORP., AN OHIO CORPORATION	ELECTRIC	BLANKET	YES	RN 202503553	
		ELECTRIC	17.84'	NO		
E34	THE OHIO FUEL GAS COMPANY	GAS	10'	NO	313	449
E35	OHIO EDISON	ELECTRIC	10'	NO	RN 200013538	
E36	BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO	WATER	20'	NO	RN 200320852	



REV. BY	DATE	DESCRIPTION
DATE COMPLETED		03/30/26

HORIZONTAL SCALE IN FEET
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PROPERTY MAP (SHEET 4 OF 5)
 ERI-CR5-3.08

DESIGN AGENCY

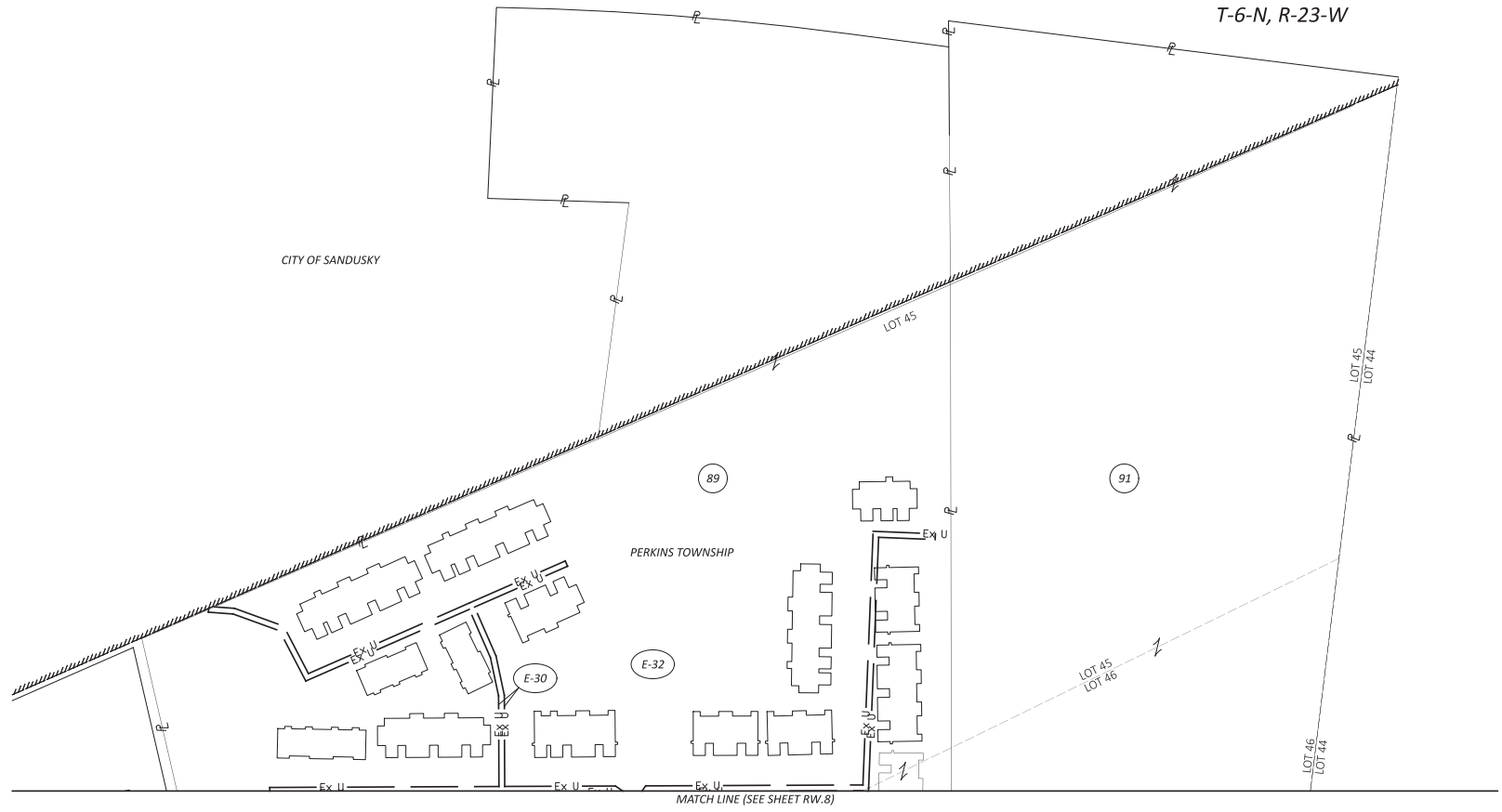
DESIGNER
 JJ

REVIEWER
 BB/RK 03/30/26

PROJECT ID
 120542

SUBSET TOTAL
 RW.8 32

STATE OF OHIO, ERIE COUNTY
CITY OF SANDUSKY, PERKINS TOWNSHIP
SECTION 2, LOT NOS. 44 AND 45
T-6-N, R-23-W



Parcel #	OWNERSHIP NAME	Auditor's Number	Area (AC.)
89	REDWOOD SANDUSKY EAST PERKINS AVENUE OH P1 LLC, AN OHIO LIMITED LIABILITY COMPANY	32-04679.000	31.1024
		57-04896.000	9.4209
91	JOANNE C. TOLL, TRUSTEE OF THE AMENDED AND RESTATED DECLARATION OF TRUST OF JOANNE C. TOLL DATED 7/24/03	32-03642.000	1.3368
		32-03647.000	1.7226
		32-03652.002	25.6133

EASEMENT LIST					
I.D.	EASEMENTS OWNER NAME	TYPE	WIDTH	WITHIN ACQUISITION	VOL PAGE
E30	COLUMBIA GAS OF OHIO, INC.	GAS	10'	NO	RN 202403396
E32	FIRSTENERGY, CORP., AN OHIO CORPORATION	ELECTRIC	BLANKET	YES	RN 202503553

DESIGNER	JJ	
REVIEWER	BB/RK 03/30/26	
PROJECT ID	120542	
SUBSET	RW.9	
TOTAL	32	
REV. BY	DATE	DESCRIPTION
	03/30/26	



NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
NET TAKE = GROSS TAKE - PRO IN TAKE

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
THE BOARD OF PERKINS TOWNSHIP TRUSTEES
UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO'S.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		REMARKS
			BOOK	PAGE								LEFT	RIGHT	
30-T	JEREMY STANGER	5,17,18	RN 202002930		57-01022.000 32-00714.000	0.2835 (C) 0.0533 (C)	0.0000 0.0000	0.0045 0.0191	0.0000 0.0000	0.0045 0.0191				TO COMPLETE GRADING TO COMPLETE GRADING AND CONSTRUCT DRIVE
	TOTAL					0.3368	0.0000	0.0236	0.0000	0.0236				
31-SH	PAUL V. GESSNER AND KARIE A. GESSNER	5,17,18	RN 202101221		32-01094.000	1.0216	0.0580	0.0209	0.0000	0.0209		0.9427		* SPRINKLER VALVE TO BE REMOVED, 1 STUMP TO BE REMOVED
31-T		5,17,18	RN 202101221		32-01094.000	1.0216	0.0580	0.0139	0.0000	0.0139				TO COMPLETE GRADING
32-T	RYAN P. HENRY AND MICHAEL HICKS	5,17,18	RN 202102089		57-01805.000 32-01409.000	0.1800 0.1100	0.0000 0.0000	0.0000 0.0155	0.0000 0.0000	0.0000 0.0155				AREA 0.1758 AC. (DEED), NO ADDITIONAL R/W REQUIRED AREA 0.1095 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE AREA 0.2853 AC. (DEED)
	TOTAL					0.2900	0.0000	0.0155	0.0000	0.0155				
33-SH	CALEB A. IRELAND, AN UNMARRIED MAN AND CHEYENNE A. ALLRED, AN UNMARRIED WOMAN	5,17-20	RN 202502458		32-03599.000	0.8500	0.0571	0.0206	0.0000	0.0206		0.7723		AREA 0.8490 AC. (DEED)
33-T		5,17-20	RN 202502458		32-03599.000	0.8500	0.0571	0.0137	0.0000	0.0137				TO COMPLETE GRADING
34-T	DENNIS H. HAHN AND JEANNETTE L. HAHN	5,17-20	VOL 445	453	57-01891.000 32-01468.000	0.0900 0.1700	0.0000 0.0000	0.0000 0.0155	0.0000 0.0000	0.0000 0.0155				AREA 0.0922 AC. (DEED), NO ADDITIONAL R/W REQUIRED AREA 0.1661 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE AREA 0.2583 AC. (DEED)
	TOTAL					0.2600	0.0000	0.0155	0.0000	0.0155				
35-SH	JAMES A. EDWARDS	5,19,20	VOL 490	718	32-01540.000	0.5200	0.0429	0.0154	0.0000	0.0154		0.4617		AREA 0.5240 AC. (DEED), 24" TREE TO BE REMOVED
35-T		5,19,20	VOL 490	718	32-01540.000	0.5200	0.0429	0.0103	0.0000	0.0103				TO COMPLETE GRADING
36-T	AARON A. VOLTZ	5,19,20	RN 9910638		32-00187.000	0.2600	0.0000	0.0187	0.0000	0.0187				AREA 0.2585 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE, * FLOWER BED AT MAILBOX TO BE REMOVED
37-SH	KENNETH E. TRIMARCHE AND KIMBERLEY D. TRIMARCHE	5,19,20	RN 201702731		32-01572.000	0.4300	0.0430	0.0155	0.0000	0.0155		0.3715		AREA 0.4270 AC. (DEED), * SPRINKLER VALVE TO BE REMOVED
37-T		5,19,20	RN 201702731		32-01572.000	0.4300	0.0431	0.0103	0.0000	0.0103				TO COMPLETE GRADING
38-T	GERARD P. COLE, DIVORCED AND NOT REMARRIED	5,19,20	RN 200809825		32-01559.000	0.2272	0.0000	0.0132	0.0000	0.0132				TO COMPLETE GRADING AND CONSTRUCT DRIVE, * SPRINKLER VALVE TO BE REMOVED
39-T	JOSHUA BIRKHOZ AND DIXIE BIRKHOZ	5,19,20	RN 202202013		32-01159.000	0.2700	0.0000	0.0124	0.0000	0.0124				AREA 0.2660 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE
40-T	DONALD B. NOTESTINE, JR. AND LAURIE A. NOTESTINE	5,19,20	RN 200605483		32-00192.000	0.4110	0.0000	0.0165	0.0000	0.0165				TO COMPLETE GRADING AND CONSTRUCT DRIVE
41-45	NOT USED													
46-T	KENNETH R. CAUDILL AND AMY LYNN CAUDILL	5,19,20	OR 305	101	32-04081.000	0.2583 (C)	0.0000	0.0019	0.0000	0.0019				TO COMPLETE GRADING
47-T	LISA K. BLAKE	5,19,20	RN 201702549		32-03592.000	0.3480 (C)	0.0000	0.0124	0.0000	0.0124				TO COMPLETE GRADING AND CONSTRUCT DRIVE, * BRICK PAVERS AT MAILBOX TO BE REMOVED
48	JULIE ANN BATH AND DANIEL FRANKLIN BATH	5,19,20	RN 202114672		32-00770.000	0.2583 (C)	0.0000							NO ADDITIONAL R/W REQUIRED

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

(C) = CALCULATED

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

* DENOTES RIGHT OF WAY ENCROACHMENT

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	KVN	DATE: 03/24/26
OWNERSHIP VERIFIED BY	BVB	DATE: 03/23/26
DATE COMPLETED	03/30/26	

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCEL 30 - PARCEL 48

DESIGN AGENCY



DESIGNER	JJ
REVIEWER	BB/RK 03/30/26
PROJECT ID	120542
SUBSET	TOTAL
RW.11	32

ERI-CR5-3.08

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NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
NET TAKE = GROSS TAKE - PRO IN TAKE

GRANTEE:
ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
THE BOARD OF PERKINS TOWNSHIP TRUSTEES
UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO'S.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		REMARKS
			BOOK	PAGE								LEFT	RIGHT	
49-T	MACREW PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY	5,19-22	RN 202210858		32-01020.000	0.3900	0.0000	0.0124	0.0000	0.0124				AREA 0.3870 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE
			RN 202300614		32-68017.000	1.1725	0.0000	0.0321	0.0000	0.0321				TO COMPLETE GRADING AND CONSTRUCT DRIVE
			RN 202210858		32-04779.000	1.6088	0.0000	0.0362	0.0000	0.0362				TO COMPLETE GRADING AND CONSTRUCT DRIVE, * 30 SF OF LANDSCAPING BED TO BE REMOVED
	TOTAL					3.1713	0.0000	0.0807	0.0000	0.0807				
50	MACREW PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY	5,19-22	RN 202210858		32-03398.002	0.4700	0.0459							AREA 0.4683 AC. (DEED), NO ADDITIONAL R/W REQUIRED
			RN 202210858		32-03398.003	0.9100	0.0895							AREA 0.9132 AC. (DEED), NO ADDITIONAL R/W REQUIRED
	TOTAL					1.3800	0.1354							AREA 1.3815 AC. (DEED)
51-54	NOT USED													
55	PERKINS AVENUE LIMITED PARTNERSHIP	5,6,21,22	VOL 531	107	32-03398.001	0.7400	0.0000							NO ADDITIONAL R/W REQUIRED
			VOL 001	425	32-03398.004	0.3700	0.0000							NO ADDITIONAL R/W REQUIRED
	TOTAL					1.1100	0.0000							
56-T	KOCH-PERKINS, LTD., AN OHIO LIMITED LIABILITY COMPANY	5,6,21,22	RN 201905409		32-01977.000	1.9200	0.0000	0.0362	0.0000	0.0362				AREA 1.9168 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE
57	ONE PERKINS PLACE, LTD., AN OHIO LIMITED LIABILITY COMPANY	5,6,21-24	RN 201501908		32-03398.000	7.4300	0.0700							NO ADDITIONAL R/W REQUIRED
					32-04269.000	4.0074	0.1080							NO ADDITIONAL R/W REQUIRED
	TOTAL					11.4374	0.1780							
58	NOT USED													
59-T	RANDALL G. KOCH, MARRIED	6,21-24	RN 201806343		32-01982.000	3.2895	0.2310	0.0832	0.0000	0.0832				TO COMPLETE GRADING
			RN 201905397		32-01982.001	2.3495	0.0000	0.0000	0.0000	0.0000				NO ADDITIONAL R/W REQUIRED
	TOTAL					5.6390	0.2310	0.0832	0.0000	0.0832				
60	DAVID J. MULVIN AND MARSHA A. MULVIN	6,23,24	RN 201705108		32-04270.000	2.3600	0.1850							AREA 2.3623 AC. (DEED), NO ADDITIONAL R/W REQUIRED
61-64	NOT USED													
65-T	M L POULOS LTD, AN OHIO LIMITED LIABILITY COMPANY	6,23-26	RN 201401361		32-02061.000	3.0448	0.0000	0.0086	0.0000	0.0086				TO COMPLETE GRADING
			RN 201401360		32-02061.001	0.7843	0.0000	0.0448	0.0000	0.0448				
	TOTAL					3.8291	0.0000	0.0534	0.0000	0.0534				
66	CORSO REALTY, INC., AN OHIO CORPORATION	6,7,23-26	RN 200200334		32-04632.500	21.7637	0.0388							AREA 22.2733 AC. (DEED), NO ADDITIONAL R/W REQUIRED
			RN 200100520		32-00725.000	0.6545	0.0000							AREA 0.6645 AC. (DEED), NO ADDITIONAL R/W REQUIRED
			VOL 221	525	32-00724.000	0.6600	0.0000							AREA 0.6645 AC. (DEED), NO ADDITIONAL R/W REQUIRED
			VOL 526	372	32-04634.000	2.0000	0.0000							NO ADDITIONAL R/W REQUIRED
			RN 201502544		32-00731.000	0.1770	0.0000							NO ADDITIONAL R/W REQUIRED
			VOL 526	372	32-04634.500	5.3500	0.5252							NO ADDITIONAL R/W REQUIRED
			RN 202303143		32-01990.000	0.1800	0.0000							AREA 0.1770 AC. (DEED), NO ADDITIONAL R/W REQUIRED
	TOTAL					30.7852	0.5640							
67-T	T PROPERTIES GROUP LLC	6,25,26	RN 200909550		32-02690.000	0.5739	0.0000	0.0344	0.0000	0.0344				TO COMPLETE GRADING, * FOUR (4) SHRUBS TO BE REMOVED

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

(C) = CALCULATED

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

* DENOTES RIGHT OF WAY ENCROACHMENT

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	KVN	DATE: 03/24/26
OWNERSHIP VERIFIED BY	BVB	DATE: 03/23/26
DATE COMPLETED	03/30/26	

SUMMARY OF ADDITIONAL RIGHT OF WAY
PARCEL 49 - PARCEL 67

DESIGN AGENCY

DESIGNER	JJ
REVIEWER	BB/RK 03/30/26
PROJECT ID	120542
SUBSET	TOTAL
RW.12	32



MODEL: H:\SUM - 4 PAPERSEEK - 3/23/2026 TIME: 11:55:05 AM P:\DRY OHIO\ POF\AFCR\ PENTREL OHIO\ P_nu.tbl USER: jim.jordan@im-revisors.com WORKSPACE: OHIO\OTC602 WORKSET: 120542 PRODUCT: OpenRoads Designer 24.00.00.205
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NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
 NET TAKE = GROSS TAKE - PRO IN TAKE

GRANTEE:
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF
 THE BOARD OF PERKINS TOWNSHIP TRUSTEES
 UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO'S.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		REMARKS
			BOOK	PAGE								LEFT	RIGHT	
68	THE CALVARY BAPTIST CHURCH INDEPENDENT	6,7,25-28	547	588	32-04632.001	1.8237	0.0919							NO ADDITIONAL R/W REQUIRED
			379	288	32-68003.000	3.0200	0.1308							NO ADDITIONAL R/W REQUIRED
			RN 200118321		32-03242.000	10.0000	0.1129							NO ADDITIONAL R/W REQUIRED
	TOTAL					14.8437	0.3356							
69-T	BACK BAY PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY	6,25,26	RN 201510472		32-02112.000	0.8491	0.0576	0.0345	0.0000	0.0345				TO COMPLETE GRADING AND CONSTRUCT DRIVE
70-T	DORIS A. MCGOOKEY, TRUSTEE OF THE MCGOOKEY FAMILY TRUST DATED SEPTEMBER 13, 2019	6,25,26	RN 201910604		32-02322.000	0.8500	0.0574	0.0344	0.0000	0.0344				AREA 0.8519 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE, * 33 SF OF LANDSCAPING BED TO BE REMOVED
71-74	NOT USED													
75-T	297 PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY	6,25-28	RN 202306961		32-02691.000	1.3490	0.0919	0.0552	0.0000	0.0552				TO COMPLETE GRADING AND CONSTRUCT DRIVE, * 36 LF OF TIMBERS TO BE REMOVED * 434 SF OF LANDSCAPING BED TO BE REMOVED
76-T	1907 EAST PERKINS AVENUE, LTD.,	6,27,28	RN 202308392		32-00647.000	1.4945	0.1248	0.0732	0.0000	0.0732				TO COMPLETE GRADING AND CONSTRUCT DRIVE
77	PFQ PLAZA LLC, AN OHIO LIMITED LIABILITY COMPANY	6,7,8,27-30	RN 202104681		32-03994.000	10.0912	0.2074							NO ADDITIONAL R/W REQUIRED
78-T	MAP FOOD & GAS, INC., AN OHIO CORPORATION	6,8,27-30	RN 201807651		32-01444.000	1.7400	0.1056	0.0634	0.0000	0.0634				TO COMPLETE GRADING AND CONSTRUCT DRIVE, * 17 SF OF LANDSCAPING BED TO BE REMOVED
79-T	AHNER BROTHERS, LLC, AN OHIO LIMITED LIABILITY COMPANY	8,29,30	RN 200614688		32-00021.000	1.6100	0.0700	0.0420	0.0000	0.0420				TO COMPLETE GRADING AND CONSTRUCT DRIVE
					32-00021.001	1.5200	0.0017	0.0026	0.0000	0.0026				AREA 1.5238 AC. (DEED), TO COMPLETE GRADING AND CONSTRUCT DRIVE
					32-04680.004	0.1074	0.0069	0.0041	0.0000	0.0041				TO COMPLETE GRADING
					32-04680.000	1.1946	0.0000	0.0000	0.0000	0.0000				AREA 1.1945 AC. (DEED), NO ADDITIONAL R/W REQUIRED
	TOTAL					4.4320	0.0786	0.0487	0.0000	0.0487				AREA 4.4357 AC. (DEED)
80	JOANNE C. TOLL, TRUSTEE OF THE AMENDED AND RESTATED DECLARATION OF TRUST OF JOANNE C. TOLL DATED 7/24/03	8,29,30	RN 200320084		32-03142.000	0.3800	0.0504							NO ADDITIONAL R/W REQUIRED
81-84	NOT USED													
85	EDWARD H. TOLL AS TRUSTEE OF TRUST A OF THE TRUST AGREEMENT OF EDWARD P. TOLL DATED 7/27/95 AND AMENDED 3/22/99	8,29-32	RN 200116366		32-04612.000	3.6724	0.0910							NO ADDITIONAL R/W REQUIRED
					RN 200118776	32-04612.001	1.9436	0.1979						NO ADDITIONAL R/W REQUIRED
	TOTAL				RN 200118777	5.6160	0.2889							
					RN 200116365									
86-T	DNB INVESTMENT PROPERTIES LLC	8,29,30	RN 202506797		32-04680.001	0.8947	0.0569	0.0341	0.0000	0.0341				TO COMPLETE GRADING AND CONSTRUCT DRIVE

TYPES OF TITLE LEGEND:
 WD = WARRANTY DEED
 SH = STANDARD HIGHWAY EASEMENT
 T = TEMPORARY EASEMENT

(C) = CALCULATED

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION.

* DENOTES RIGHT OF WAY ENCROACHMENT

DESIGNER	JJ	
REVIEWER	BB/RK 03/30/26	
PROJECT ID	120542	
SUBSET	TOTAL	
RW.13	32	
REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY	KVN	DATE: 03/24/26
OWNERSHIP VERIFIED BY	BVB	DATE: 03/23/26
DATE COMPLETED	03/30/26	

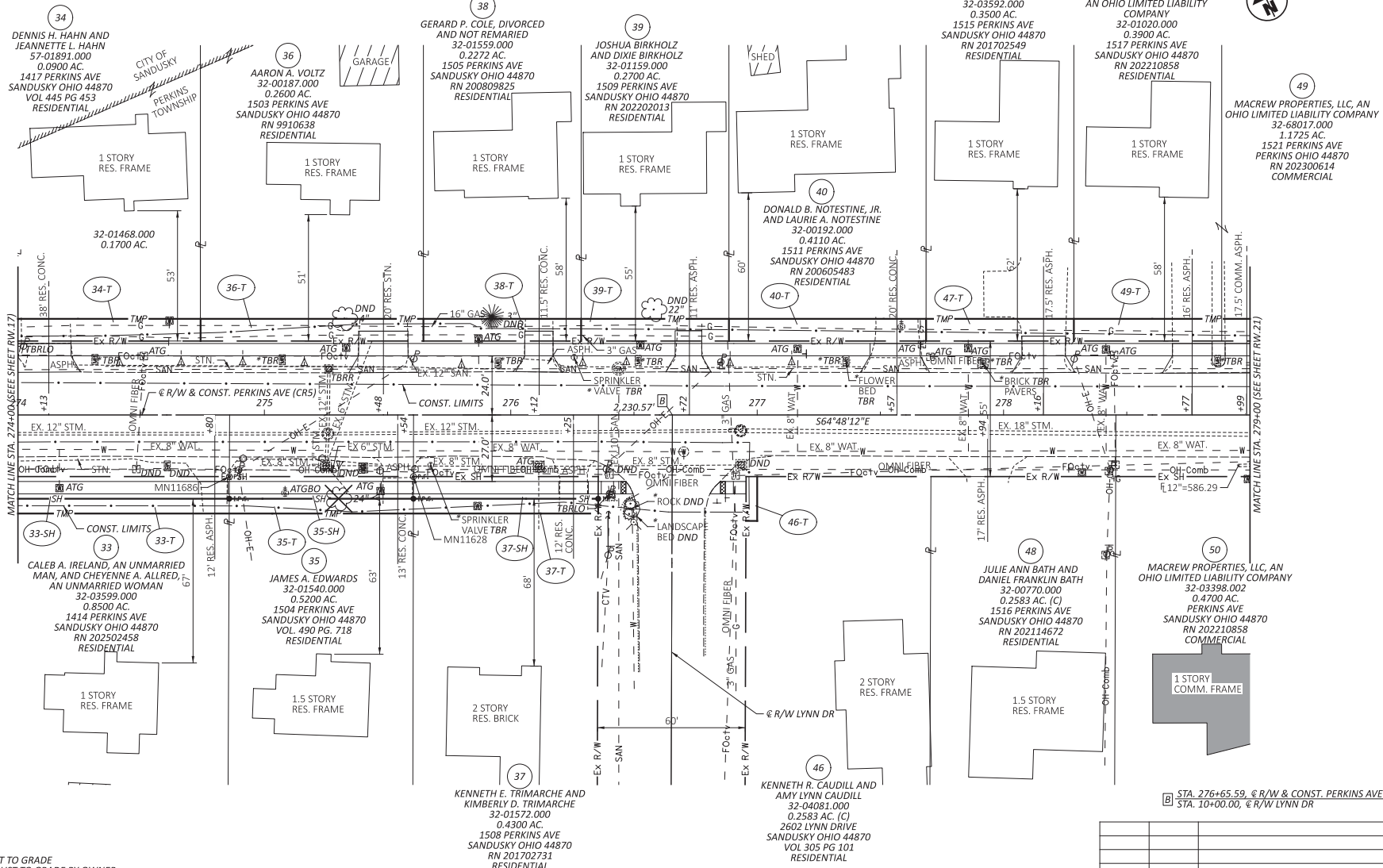
SUMMARY OF ADDITIONAL RIGHT OF WAY
 PARCEL 68 - PARCEL 86

DESIGN AGENCY



DESIGNER	JJ
REVIEWER	BB/RK 03/30/26
PROJECT ID	120542
SUBSET	TOTAL
RW.13	32

ERI-CR5-3.08
STATE OF OHIO, ERIE COUNTY,
CITY OF SANDUSKY, PERKINS TOWNSHIP
SEC. 2, PART OF LOT NO. 39
T-6-N, R-23-W



ATG = ADJUST TO GRADE
ATGBO = ADJUST TO GRADE BY OWNER
TBR = TO BE REMOVED
TBRR = TO BE REMOVED AND REPLACED
TBRLO = TO BE RELOCATED
DND = DO NOT DISTURB

① STA. 276+65.59, @ R/W & CONST. PERKINS AVE (CRS) =
② STA. 10+00.00, @ R/W LYNN DR

DESIGNER	JJ	
REVIEWER	BB/RK 03/30/26	
PROJECT ID	120542	
SUBSET	TOTAL	
RW.19	32	
REV. BY	DATE	DESCRIPTION
	03/30/26	

RIGHT OF WAY TOPO SHEET
STA. 274+00 TO STA. 279+00

DESIGN AGENCY



DESIGNER	JJ
REVIEWER	BB/RK 03/30/26
PROJECT ID	120542
SUBSET	TOTAL
RW.19	32

MODEL: CLX_RV_PERKINS_AVE (08) - Plan 1 [Sheet] PAPER: SIZE: 9x42 (in) DATE: 3/23/2026 TIME: 11:56:05 AM PLOT: DRY_OHDOT_PDF_ARCHIVE_PENULT_OHDOT_USER: jim.jordan@ohm-advisors.com WORKSPACE: OHDOT\CE03_WORKSPACE_OHDOT\CE03_WORKSET: 120542_PRODUCT: OhmRoadDesigner 24.00.00.205 P:\0800_8100\080024250000_081_CX_3_08_Perkins_Sidewalk\CD00T120542\081_Engineering\RW\Sheet\120542_RW01.dgn

ERI-CR5-3.08
STATE OF OHIO,
ERIE COUNTY, PERKINS TOWNSHIP
SEC. 2, PART OF LOT NOS. 39, 40, 45, AND 46
T-6-N, R-23-W



75
297 PROPERTIES LLC, AN
OHIO LIMITED LIABILITY COMPANY
32-02691.000
1.3490 AC.
1813 PERKINS AVE
SANDUSKY OHIO 44870
RN 202306961
COMMERCIAL
1 STORY
COMM. METAL

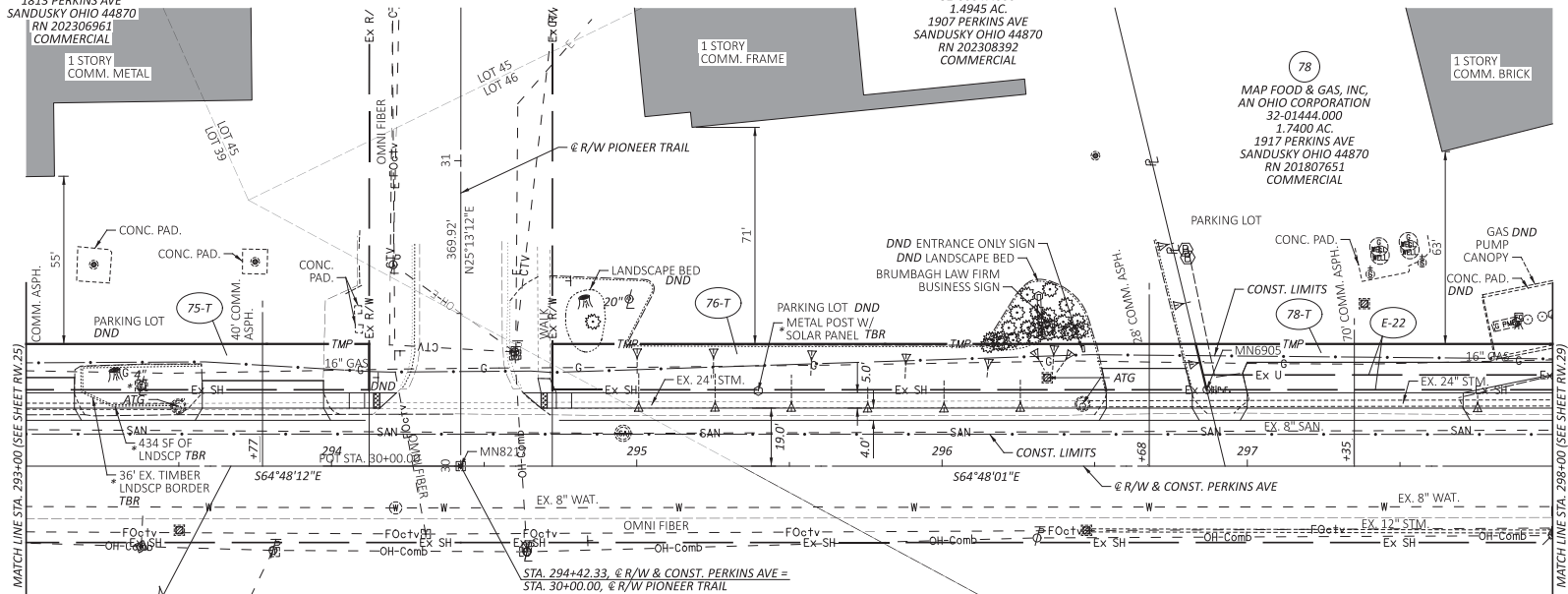
76
1907 EAST PERKINS AVENUE LTD.
32-00647.000
1.4945 AC.
1907 PERKINS AVE
SANDUSKY OHIO 44870
RN 202308392
COMMERCIAL
1 STORY
COMM. FRAME

78
MAP FOOD & GAS, INC.
AN OHIO CORPORATION
32-01444.000
1.7400 AC.
1917 PERKINS AVE
SANDUSKY OHIO 44870
RN 201807651
COMMERCIAL
1 STORY
COMM. BRICK

77
PFG PLAZA LLC, AN OHIO
LIMITED LIABILITY COMPANY
32-03994.000
10.0912 AC.
1910 PERKINS AVE
SANDUSKY OHIO 44870
RN 202104681
AGRICULTURAL

68
THE CALVARY BAPTIST
CHURCH INDEPENDENT
32-68003.000
3.0200 AC.
1810 PERKINS AVE
SANDUSKY OHIO 44870
VOL 379 PG 288
EXEMPTION

68
THE CALVARY BAPTIST
CHURCH INDEPENDENT
32-03242.000
10.0000 AC.
PERKINS AVE
SANDUSKY OHIO 44870
RN 200118321
EXEMPTION



ATG = ADJUST TO GRADE
ATGBO = ADJUST TO GRADE BY OWNER
TBR = TO BE REMOVED
TBRR = TO BE REMOVED AND REPLACED
TBRLO = TO BE RELOCATED
TBRLO = TO BE RELOCATED BY OTHERS
DND = DO NOT DISTURB

RIGHT OF WAY TOPO SHEET
STA. 293+00 TO STA. 298+00

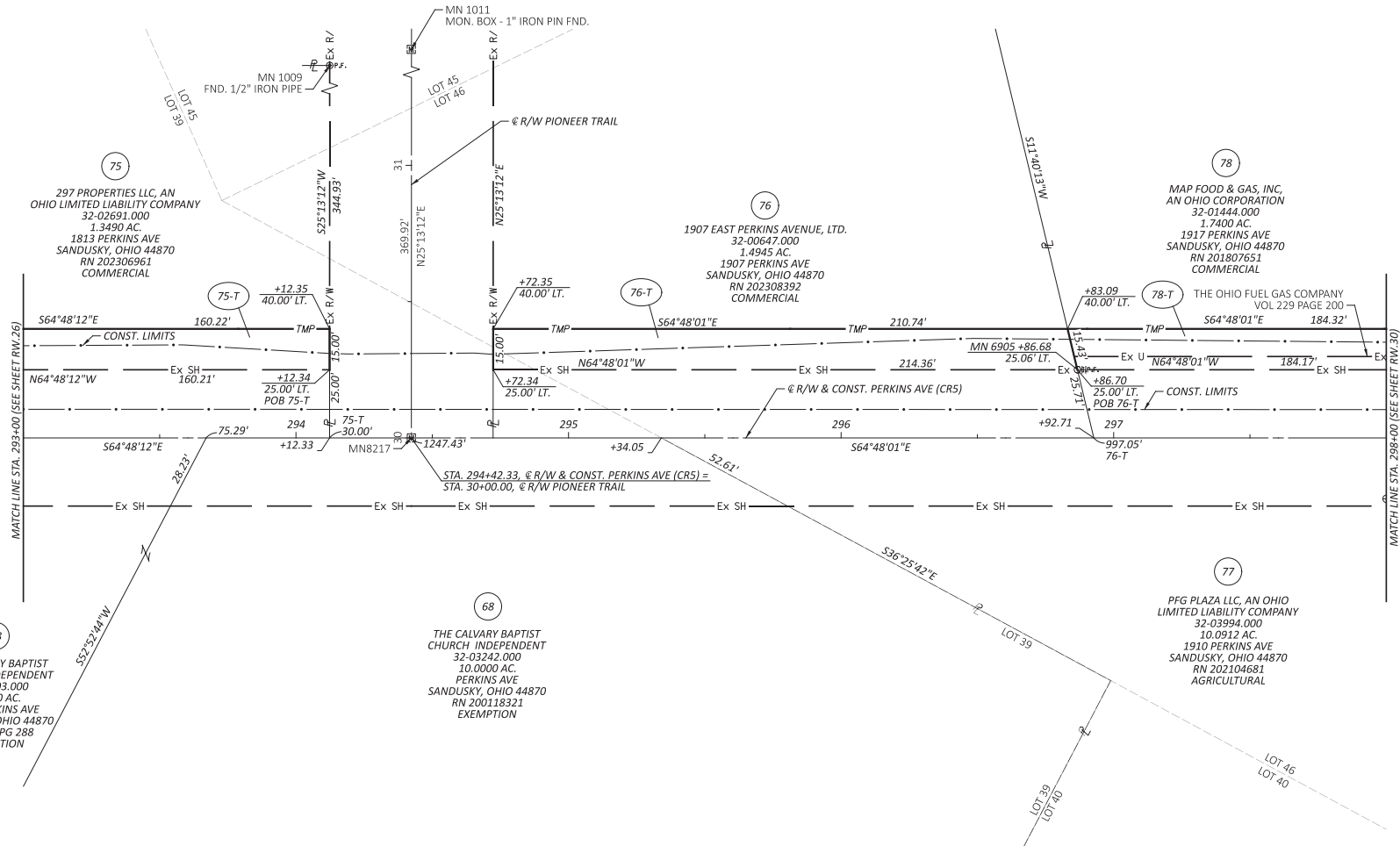
DESIGN AGENCY



DESIGNER	JJ
REVIEWER	
PROJECT ID	120542
SUBSET	TOTAL
RW.27	32

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		03/30/26

ERI-CR5-3.08
 STATE OF OHIO,
 ERIE COUNTY, PERKINS TOWNSHIP
 SEC. 2, PART OF LOT NOS. 39, 40, 45, AND 46
 T-6-N, R-23-W



GAS LINE EASEMENT, OHIO FUEL GAS COMPANY, VOL 229 PG 218 - BLANKET EASEMENT

PARCEL	GROSS AREA	UTILITY AREA	DUAL USAGE	OUTSIDE DUAL USAGE AREA
75-T	0.0552	1.3490 (c)	0.0552	1.2938 (c)
76-T	0.0732	1.4945 (c)	0.0732	1.4213 (c)
78-T	0.0634	1.7400 (c)	0.0634	1.6766 (c)

DESIGNER	JJ	
REVIEWER	BB/RK 03/30/26	
PROJECT ID	120542	
SUBSET	TOTAL	
RW.28	32	
REV. BY	DATE	DESCRIPTION
	03/30/26	

RIGHT OF WAY BOUNDARY SHEET
 STA. 293+00 TO STA. 298+00

DESIGN AGENCY



DESIGNER

JJ

REVIEWER

BB/RK 03/30/26

PROJECT ID

120542

SUBSET

TOTAL

RW.28

32

REV. BY

DATE

DESCRIPTION

